

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	24	- 17.2%	163	149	- 8.6%
Closed Sales	16	18	+ 12.5%	147	141	- 4.1%
Median Sales Price*	\$705,000	\$642,500	- 8.9%	\$695,000	\$750,000	+ 7.9%
Inventory of Homes for Sale	70	50	- 28.6%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	49	17	- 65.3%	44	64	+ 45.5%
Percent of Original List Price Received*	104.1%	100.0%	- 3.9%	102.3%	96.9%	- 5.3%
New Listings	34	29	- 14.7%	216	167	- 22.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

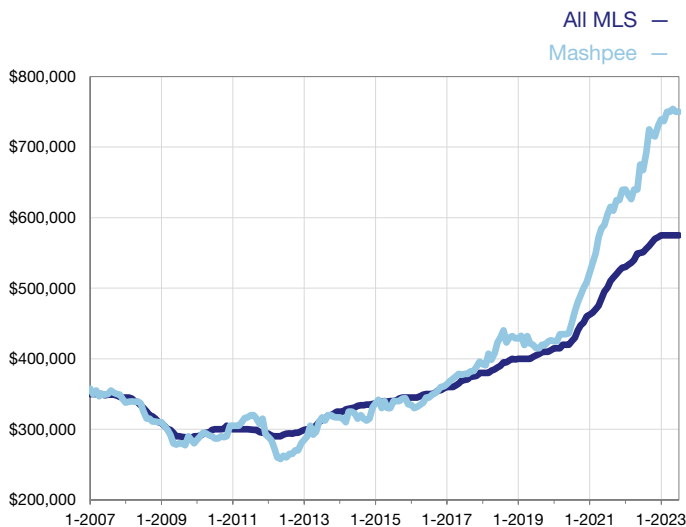
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	91	85	- 6.6%
Closed Sales	12	11	- 8.3%	97	77	- 20.6%
Median Sales Price*	\$401,500	\$495,000	+ 23.3%	\$494,000	\$508,500	+ 2.9%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	13	47	+ 261.5%	27	43	+ 59.3%
Percent of Original List Price Received*	100.5%	97.9%	- 2.6%	102.1%	97.7%	- 4.3%
New Listings	11	17	+ 54.5%	103	92	- 10.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

